

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	475 Lamson Avenue	Date:	February 11 <sup>th</sup> , 2016
Perm. Parcel No:	812-09-041	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Andesite Residential Opportunity Fund, LLC	Maximum Occupancy:	5 persons
Agent:		Property:	Legal Conforming [X] Legal Non-Conforming []
Phone:			Illegal []

**NOTE:** The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

**NOTE:** The scope of work needed at this dwelling will require that registered City of Bedford contractors shall obtain permits for the Plumbing, Electrical, HVAC, and structural work. To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.

**NOTE:** Escrow shall be established in accordance with Bedford Codified Section 1311.18 prior to the start of any work.

**HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):**

- 1) Until such time as the dwelling unit meets all the requirements of the POS no occupancy is permitted.

**REQUIRED MAINTENANCE ITEMS:**

- 1) Remove all trash, rubbish, construction debris, garbage or debris on property, especially in rear yard area.
- 2) All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
- 3) All wood trims, trellis work, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT****Inspector:**

Richard Hickman

**REQUIRED MAINTENANCE ITEMS (Cont):**

- 4) All porches must be properly maintained, cleaned, painted and equipped with a handrail(s) if four or more risers high and guards if 30" or more above adjoining grade level. Make all necessary repairs to the front and rear porch accordingly. Stain/paint the porch(s) assembly. Additionally rear porch requires repair to correct tripping hazards at steps and rotted deck and lattice areas.
- 5) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 6) Tuck-point or completely reconstruct chimney at the front porch area. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
- 7) All structures and exterior property to be free from rodent harborage and infestation. Remove rodents from under front porch and restore damage to the building and site.
- 8) Scrape and paint the entire garage or install new vinyl siding on garage.
- 9) Roofs must be free of holes, deterioration or leakage. Clean shingles and repair the garage roof.
- 10) Replace the overhead door with a new door at garage.
- 11) Remove, or rebuild and paint, the trash can enclosure by the garage overhead door

**EXTERIOR ITEMS:**

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed.
- 2) All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 3) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 4) Replace all obsolete windows with new replacement windows.
- 5) All exterior light fixtures must be complete, properly maintained and operate normally.
- 6) All exterior receptacles must be GFCI protected and weather-proof.
- 7) All stairs/steps must be sound, free of cracked or loose sections, equipped with guards on each side when more than 30" to grade and equipped with a minimum of one handrail if four or more risers .
- 8) Repair the damage to the tree lawn and rear lawn using top soil if necessary and seed the area.
- 9) Trim all trees, bushes and/or shrubbery on the property.
- 10) Remove or replace the landscape timbers on the rear of the house and garage.

**GENERAL GARAGE ITEMS:**

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
- 2) Remove dead animal(s) from garage.
- 3) Repair spouting on the left side of the garage missing the end cap. Clean all spouting.
- 4) All electrical outlets in walls and ceilings must be GFCI protected.
- 5) All exterior light fixtures must be complete, properly maintained and operate normally.
- 6) Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor.
- 7) Scrape and paint the man door, window and/or roof trims on this garage.
- 8) Make all necessary repairs to the garage window(s) and related frames and trims.

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**PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:**

- 1) Repair brick paver walkways in rear yard between house deck, driveway and garage man door or completely remove (and restore the yard).

**GENERAL ELECTRICAL ITEMS:**

- 1) The panel must be grounded to the street side of water meter with solid copper wire in accordance with the NEC.
- 2) 60 Amp services are not approved for 100 amp panel/main disconnect. Additionally the 100 Amp panel shows signs of water damage. Therefore provide a new 100 amp electrical service and panel and consolidate all other panels/disconnects (third floor level) into the new panel.
- 3) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
- 4) Plumbing DWV piping is not approved as an electrical raceway under the rear porch with a feed to the garage. Change to a code complaint method.
- 5) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 6) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 7) All taps and splices must be enclosed in work box with correct cover.
- 8) A bonding jumper wire (solid copper) must be installed from hot to cold at the hot water tank.
- 9) All lights, outlets and switches must be complete and operate properly.
- 10) Electrical devices may not be painted.
- 11) Exposed wiring must be properly secured and installed in accordance with the NEC.
- 12) All receptacles in unfinished basements must be GFCI protected.

**GENERAL PLUMBING ITEMS:**

- 1) Replace all damaged, missing, incorrectly jointed or using non code compliant piping transitions between different materials, incorrectly sized piping, incomplete or missing plumbing for the kitchen and the bathroom.
- 2) Replace all non-listed gas valves with listed 1/4-turn gas shut-off valves throughout gas piping system.
- 3) Provide listed 1/4-turn gas shut-off valve and listed gas connector for dryer location. Secure piping drop.
- 4) Provide a new hot water tank.
- 5) Hot water tanks must be equipped with dielectric nipples or unions at water inlets and outlets.
- 6) Replace the flue piping at the hot water tank with the correct size and gauge exhaust flue piping. Flue piping must be secured by using sheet metal screws or rivets.
- 7) Hot water tanks must be equipped with T & P relief valve with 3/4" copper or galvanized discharge piping terminating 2" – 6" from floor.
- 8) Hot water tanks must be equipped with a listed 1/4-turn gas shut-off valve and dirt leg on gas line.
- 9) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

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**GENERAL HVAC ITEMS:**

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance. This applies to the furnace in the basement level and the furnace on the third floor level.
- 2) Repair HVAC ductwork and properly join sections together at joints.
- 3) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney.

**BASEMENT ITEMS:**

- 1) Clean and disinfect the basement.
- 2) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 3) The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed.
- 4) Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
- 5) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 6) Scrape and paint the basement walls with block-filler paint.
- 7) All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required.

**KITCHEN ITEMS: First Floor**

- 1) Provide a complete kitchen including floor, cabinets, countertops, draft stopping, insulation, drywall walls, drywall ceilings, electric, structure for the ceiling beam and replacement of damaged ceiling joist, plumbing, HVAC, etc. Provide plans for approval to show how compliance will be met for this currently gutted space.

**BATH ITEMS: Second Floor**

- 1) Provide a complete bathroom including floor, plumbing fixtures, countertops, draft stopping, insulation, drywall walls, drywall ceilings, electric, structure for the floor and replacement of damaged floor joist, plumbing, HVAC, etc. Provide plans for approval to show how compliance will be met for this currently gutted space.

**BATH ITEMS: Basement Half Bath**

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
- 3) Flooring must be smooth and water-tight. Install a new tile floor.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 6) Caulk base of toilet leaving 1/2" in rear without caulk.
- 7) Caulk backsplash of sink.

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**INTERIOR ITEMS:**

- 1) Patch all minor cracks and holes in interior walls and ceilings, remove peeling paint and repaint as needed.
- 2) Repair all major cracks, holes, and missing sections of walls and ceilings and paint.
- 3) Repair damaged building floor structure above the kitchen area. Submit drawings for review and approval and once approved a City of Bedford registered contractor shall obtain a building permit, do the work, including obtaining the required inspections and approvals.
- 4) Clean and disinfect the entire house, including the basement.
- 5) Remove the keyed deadbolt on the back door and install a thumb-turn device in its place.
- 6) Remove the worn and soiled carpeting and disinfect the floor surfaces.
- 7) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the bathroom. There are major structure issues that will require that plans be prepared and approved to obtain a building permit to repair the second floor structure.
- 8) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 9) Repair and/or secure or replace the handrail to the third floor stairs.
- 10) Install a new smoke detector on the first, second and third floor level(s).
- 11) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 12) Ensure that all fireplace dampers are intact and that they open and close properly.
- 13) Install smoke detectors in each bedroom.

**NOTE:** PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): *The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

**NOTE** THERE IS A THIRD FLOOR SPACE BUT IT DOES NOT HAVE A REQUIRED SECOND MEANS OF EGRESS.

*This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)*